

083.A

0007

0055.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

693,000 / 693,000

USE VALUE:

693,000 / 693,000

ASSESSED:

693,000 / 693,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
53-55		PARK AVE EXT, ARLINGTON

OWNERSHIP

Owner 1:	GREEN JORDAN R & KIMBER R F	Unit #:	55
Owner 2:			
Owner 3:			

Street 1: 55 PARK AVE EXT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	CANAPARI CRAIG A & -
Owner 2:	LUCCI-CANAPARI JEANNA M -

Street 1: 55 PARK AVE EXT

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02476		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1959, having primarily Wood Shingle Exterior and 1900 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7933													G9			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	693,000			693,000		290567
							GIS Ref
							GIS Ref
							Insp Date
							10/18/18

1 of 1

Residential

ARDINGTON

APPRAISED:

693,000 / 693,000

USE VALUE:

693,000 / 693,000

ASSESSED:

693,000 / 693,000

PREVIOUS ASSESSMENT

Parcel ID: 083.A-0007-0055.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	682,600	0	.	.	682,600	682,600	Year End Roll	12/18/2019
2019	102	FV	606,400	0	.	.	606,400	606,400	Year End Roll	1/3/2019
2018	102	FV	536,700	0	.	.	536,700	536,700	Year End Roll	12/20/2017
2017	102	FV	489,600	0	.	.	489,600	489,600	Year End Roll	1/3/2017
2016	102	FV	489,600	0	.	.	489,600	489,600	Year End	1/4/2016
2015	102	FV	445,400	0	.	.	445,400	445,400	Year End Roll	12/11/2014
2014	102	FV	425,200	0	.	.	425,200	425,200	Year End Roll	12/16/2013
2013	102	FV	425,200	0	.	.	425,200	425,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANAPARI CRAIG	62075-29		6/21/2013		530,000	No	No		
BIERINGER PAUL,	49421-129		5/9/2007		455,000	No	No		

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2018	Measured	DGM	D Mann
12/5/2008	MLS	MM	Mary M
2/7/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	1A - 1 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH

UnSketched SubAreas:
GLA: 1900,

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:		%	
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:		%	
Bsmt Flr:	12 - Concrete		
Subfloor:			
Bsmt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%

CONDO INFORMATION

Location:

Total Units:

Floor: M - Multi-Level

% Own: 60.000000000

Name: